

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

The regular meeting of the West St. Paul Committee of Adjustments was called to order by Chair Hubert on Tuesday, October 20, 2015, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

ROLL CALL

Commissioners present: Chair Hubert, Fernandez, Kavanaugh and Ramsay.

Absent:

Vice-Chair Leuer, Commissioners McPhillips and Nelson.

Also Present:

Assistant Community Development Director Boike, Council Liaison Bellows, and Recording Secretary Blume.

Chair Hubert formally introduced Commissioner John Ramsay as the newest member of the Committee of Adjustments / Planning Commission.

APPROVE MINUTES

ON MOTION of Kavanaugh, seconded by Fernandez, RESOLVED to approve the West St. Paul Committee of Adjustments meeting minutes of Tuesday, July 21, 2015 as written.

Ayes: 4 Nays: 0

PUBLIC HEARINGS

CASE # 15-03

Application For Two Variances For The Construction Of A New Home At 8 Annapolis Street East: 1) To Reduce Required Minimum Lot Size And 2) To Reduce The Required Minimum Rear Yard Building Setback – Lanette Garcia.

Assistant Community Development Director Boike reviewed the application for two variances for the construction of a new single family home at 8 Annapolis Street East: 1) a variance to reduce the required minimum lot size and, 2) a variance to reduce the required minimum rear yard building setback – Lanette Garcia.

Included in the commissioners packets are the application for the requested variances, a draft findings of fact, a site plan drawing showing location of proposed house and setbacks and notice sent to all adjacent property owners as required for the public hearing.

The applicant is proposing to tear down her existing home and construct a new home on the property. The existing property is just below the minimum lot size requirement of 4900 square feet. Therefore, in order to build a new home on the property a variance is required. In addition, the applicant is proposing to attach the garage at the rear of the property. An attached garage requires a variance for the rear building setback.

The applicant has applied for and received EDA approval for

redevelopment demolition funds. The funds are contingent on the applicant obtaining the requested variances for the proposed home.

Staff recommended APPROVAL of the VARIANCES to allow for a reduction in minimum lot size (variance of 150 square feet) and to allow a reduction in rear yard building setback (variance of 25 feet):

- 1. The applicant shall apply for all applicable building permits for the demolition of her existing home and construction of a new home.**
- 2. The proposed home shall be constructed according to the submitted plans as reviewed through the Variance process.**

Chair Hubert asked if any of the Commissioners had questions for Assistant Community Development Director Boike. Commissioner Ramsay asked if West St. Paul has an impervious percentage on any given property. He wondered if voting for the variance will automatically negate that problem in the future. Assistant Community Development Director Boike replied that no impervious surface requirement exists. There is nothing in the zoning ordinance for coverage requirements.

Commissioner Kavanaugh asked if there are any other submitted plans for Ms. Garcia's project besides the site plan. Assistant Community Development Director Boike said he believes there are physical plans for the house but for the review for the proposed variances only the site plan is needed.

Commissioner Kavanaugh asked if the size of the proposed new home was known. Assistant Community Development Director Boike said questions regarding the construction of the house can be best answered by Ms. Garcia.

Commissioner Fernandez asked how big the lot is. Assistant Community Development Director said the lot size is 4,750 square feet. He replied the property is very unique in terms of its orientation and size compared to the other properties in the neighborhood.

Chair Hubert asked if the property as it is, is existing non-conforming with respect to the lot size itself. Assistant

Community Development Director said yes and this is just a formality in order to rebuild on it they have to make it flow with the zoning ordinance through the variance process.

Commissioner Ramsay asked if this sets a precedence in regards to other people doing the same thing with their properties. Assistant Community Development Director Boike said yes it does set a precedence as with every variance request. The committee has to look at each property as an individual and the unique circumstances involved. In this case, Ms. Garcia could build a detached garage and be conforming but she wants some added safety features with the garage being attached and that is why this variance is needed.

Chair Hubert asked the applicant to come forward and make any additional comments. Lanette Garcia came forward to speak to the Commissioners. She said Assistant Community Development Director Boike did a good job and she couldn't have spoken as well as he did.

Commissioner Kavanaugh asked about the size of the house and what she plans on putting there. She introduced her father, Robert Garcia, who came forward to answer questions. Mr. Garcia replied it is going to be a single house with a basement, the size of the house will be 24 x 50, it will have a basement and main floor and attached garage.

Ms. Garcia said the house will be bigger than what she has now at roughly 1500 – 1700 square feet. Mr. Garcia said the house is over 100 years old and the wood, especially in the basement, is deteriorating. He thought the cost of trying to repair the deterioration would be higher than building brand new.

Commissioner Kavanaugh asked if the plans called for a single or two story house. They said the house will be a single story rambler with a full basement.

Commissioner Fernandez asked about the siding they plan on using and if the City requires them to use a certain type or kind like lap siding? Mr. Garcia said he will use lap siding which is better than aluminum and Ms. Garcia replied the City does not have any requirements for siding use.

Chair Hubert asked Assistant Community Development Director Boike to please clarify the requirements of the City regarding

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siding. Mr. Boike said through the building permit process the siding material would be reviewed but the code doesn't list specific items you can have it lists what you can't have. The code rules out certain materials that are less than desirable in a residential neighborhood.

Chair Hubert asked if there were any additional questions for the applicant and her father. Since there were none Chair Hubert opened the Public Hearing at 7:16 pm and asked if anyone in the audience had any questions or concerns. Since no one got up he closed the public hearing at 7:16 pm.

ON MOTION by Ramsay, seconded by Fernandez, the Committee of Adjustments recommended approval of Case #15-03, the Application For Two Variances For The Construction Of A New Home At 8 Annapolis Street East: 1) To Reduce Required Minimum Lot Size And 2) To Reduce The Required Minimum Rear Yard Building Setback – Lanette Garcia.

Ayes: 4 Nays: 0 Abstain: 0

None.

NEW BUSINESS:

None.

OLD BUSINESS:

ON MOTION of Fernandez, seconded by Ramsay, Commissioners ADJOURNED the Committee of Adjustments meeting of October 20, 2015, at 7:24 p.m.

ADJOURNMENT:

All Ayes: 4/0.

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